

Lamorinda OUR HOMES

Lamorinda Weekly Volume 07 Issue 8 Wednesday, June 19, 2013

Fire Awareness 101:

What Lamorindans should know about roadways, materials, and escape plans to stay safe

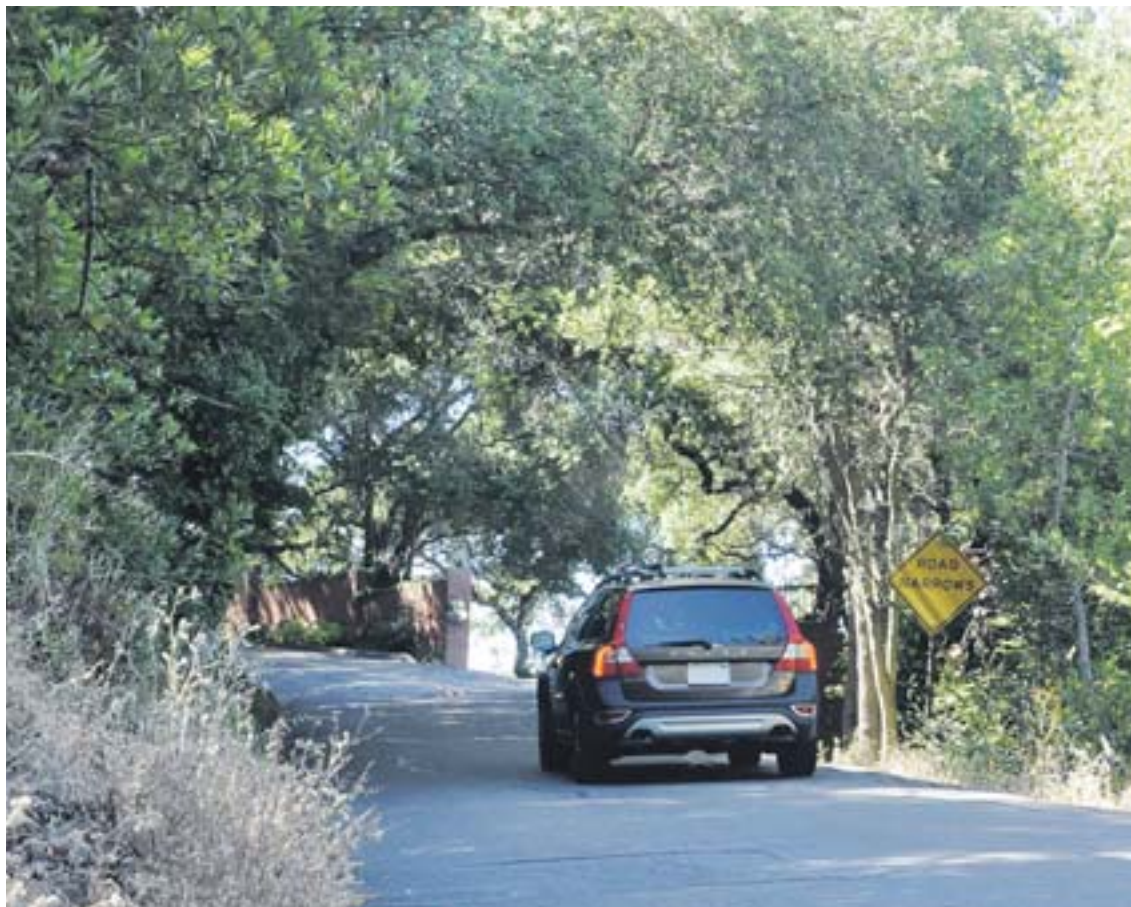
By Nick Marnell, Sophie Braccini and Cathy Dausman

Imagine living in a 4,000 square foot home loaded with the latest in technology, but having to watch the World Series on a 19-inch, black and white television, constantly juggling the rabbit ears to improve the signal, and getting up out of the chair to adjust the volume. Firefighters deal with a similar enigmatic situation as they navigate some of the precarious roadways in the upscale Lamorinda area on their way to a fire or an emergency medical call.

Forty years ago, cars were smaller and fire engines were smaller. When homes were built in the '60s and '70s, larger road width was unnecessary, the slopes were graded much more severely and the required vehicle turning radius was far less. But the roads have not changed with the times. "Lafayette has the potential for the most significant problems in our district," said Contra Costa County Fire Protection District fire marshal Lewis Broschard. "We are dealing with existing, non-conforming roads. If the same subdivisions were built today, those conditions would never be approved."

In the Moraga-Orinda Fire District, the roads in El Toyonal are difficult for the firefighters to navigate. "That area is our number one concern," said battalion chief Sean Perkins.

On a fire call, a large number of responders need to arrive in a short period of time. When the access is difficult, the fire attack and the rescue efforts can be challenging. "If the engines need to park far away, because of the road conditions, it's tougher to get all of the equipment close to the scene," said ConFire inspector Ted Leach. "Plus, after a fire is put out, we need to free up resources



El Toyonal in Orinda is one of the most challenging roads in the district.

Photo Andy Scheck

quickly. And releasing resources on those roadways can be problematic," added Broschard.

Since they cannot change the roadways, the firefighters take extra precautions to familiarize themselves with their first due areas. So if they are dealing with an incident on a particularly troublesome road, such as Hunsaker Canyon Road in



The Home Designer with Brandon Neff...read on page D12

Lafayette, said Leach, they know they will face issues with the roads and the terrain – plus additional obstacles like narrow private bridges and small water mains, which add to the firefighters' challenge.

...continued on page D4

Stunning One of a Kind Corner Lot in the Moraga Country Club



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Magnificent views and yard! Stunning three bedroom, three and a half bath corner property located in the Moraga Country Club. This one of a kind home was built in 1983 and has approximately 3424 sq ft. Rarely available, level entryway and fabulous outdoor decks with exceptional views, patio, and professionally landscaped yard. Enjoy the amenities of the Moraga Country Club in addition to this fabulous property.

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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	15	\$588,000	\$2,405,000
MORAGA	8	\$320,000	\$1,850,000
ORINDA	13	\$700,000	\$3,000,000

Home sales are compiled by Cal REsource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California REsource. Neither Cal REsource nor this publication are liable for errors or omissions.

LAFAYETTE

- 371 Castello Road, \$1,225,500, 5 Bdrms, 2064 SqFt, 1960 YrBlt, 5-10-13;
Previous Sale: \$544,000, 12-29-00
- 1712 Chapparral Lane, \$1,125,000, 2 Bdrms, 2646 SqFt, 1983 YrBlt, 5-21-13
- 919 Dewing Avenue, \$588,000, 2 Bdrms, 1257 SqFt, 1979 YrBlt, 5-10-13;
Previous Sale: \$628,000, 10-06-05
- 3138 Diablo View Road, \$1,300,000, 2 Bdrms, 3406 SqFt, 1946 YrBlt, 5-15-13;
Previous Sale: \$660,000, 10-04-02
- 3225 Glenside Drive, \$2,405,000, 3 Bdrms, 3893 SqFt, 1949 YrBlt, 5-10-13
- 1901 Hunsaker Canyon Road, \$2,050,000, 5-10-13;
Previous Sale: \$2,000,000, 10-24-12
- 621 Lancaster Drive, \$1,187,500, 3 Bdrms, 1767 SqFt, 1957 YrBlt, 5-16-13;
Previous Sale: \$727,000, 06-21-02
- 3445 Little Lane, \$1,115,000, 4 Bdrms, 2835 SqFt, 1977 YrBlt, 5-14-13;
Previous Sale: \$500,000, 06-22-95
- 928 Oak Street, \$700,000, 2 Bdrms, 1394 SqFt, 1947 YrBlt, 5-10-13;
Previous Sale: \$442,000, 08-02-12
- 3205 Old Tunnel Road, \$905,500, 3 Bdrms, 1822 SqFt, 1955 YrBlt, 5-16-13;
Previous Sale: \$372,500, 02-10-97
- 834 Rosedale Avenue, \$1,155,000, 3 Bdrms, 1464 SqFt, 1950 YrBlt, 5-15-13;
Previous Sale: \$900,000, 04-27-07
- 1061 Silverhill Drive, \$1,230,000, 4 Bdrms, 3274 SqFt, 1988 YrBlt, 5-17-13;
Previous Sale: \$515,000, 03-07-96
- 3528 Springhill Road, \$1,510,000, 3 Bdrms, 3127 SqFt, 1968 YrBlt, 5-15-13;
Previous Sale: \$1,360,000, 10-18-06
- 670 Sky Highway Circle, \$1,629,000, 4 Bdrms, 3291 SqFt, 1941 YrBlt, 5-17-13
- 1042 Sunnybrook Drive, \$750,000, 3 Bdrms, 1305 SqFt, 1950 YrBlt, 5-21-13;
Previous Sale: \$600,000, 08-24-11

MORAGA

- 117 Ascot Court #C, \$320,000, 2 Bdrms, 1191 SqFt, 1973 YrBlt, 5-9-13;
Previous Sale: \$321,000, 10-11-01
- 107 Brookline Street, \$980,000, 3 Bdrms, 2828 SqFt, 1984 YrBlt, 5-21-13;
Previous Sale: \$572,000, 09-23-98
- 314 Draeger Drive, \$1,175,000, 5 Bdrms, 2237 SqFt, 1972 YrBlt, 5-17-13;
Previous Sale: \$69,500, 03-16-73
- 215 Fernwood Drive, \$1,150,000, 5 Bdrms, 2414 SqFt, 1968 YrBlt, 5-13-13;
Previous Sale: \$490,000, 08-09-96
- 7 Roberts Court, \$1,850,000, 4 Bdrms, 3518 SqFt, 1960 YrBlt, 5-17-13;
Previous Sale: \$1,807,000, 05-04-07
- 27 Ross Drive, \$975,000, 4 Bdrms, 1959 SqFt, 1968 YrBlt, 5-21-13;
Previous Sale: \$77,000, 12-11-75
- 232 Sandringham Drive #N, \$1,380,000, 5 Bdrms, 2704 SqFt, 1976 YrBlt, 5-15-13;
Previous Sale: \$1,450,000, 05-27-05
- 431 Tharp Drive, \$900,000, 4 Bdrms, 2111 SqFt, 1965 YrBlt, 5-15-13

ORINDA

- 149 Ardith Drive, \$928,000, 4 Bdrms, 1801 SqFt, 1959 YrBlt, 5-10-13;
Previous Sale: \$78,500, 06-10-75
- 64 Brookside Road, \$915,000, 3 Bdrms, 1933 SqFt, 1948 YrBlt, 5-15-13;
Previous Sale: \$758,000, 12-30-09

... continued on page D15

KAREN RICHARDSON PRESENTS

3321 Moraga Boulevard, Lafayette

Storybook charmer three bedroom two bath traditional style cottage, with updated kitchen and large bonus room, located in Lafayette's most sought after "trail neighborhood." Expansive English like garden backs up to the Lafayette trails and includes charming decks, and a beautiful pond. Walk downtown or to the award winning Lafayette schools.

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List Price \$1,399,000

1 Camino Del Cielo, Orinda

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List Price \$1,950,000



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Fire Awareness 101

...continued from page D1

“Park in your driveways,” urged Perkins, to the homeowners on those older roads. There may not be a sign on the road that says ‘No Parking,’ said Broschard, but he posited for common sense. “If you can’t get your car up the narrow, winding hill, around all of the parked cars, how can we do it?”

Homeowners can help the firefighters with a few basic strategies at their residences. “Please be sure that there is a visible address on your property,” advised MOFD assistant fire marshal Kathy Leonard. The inability of the crew to see a house number adds to the response time, especially at night, she said. Trees overhanging the roadway can also be problematic. “We need at least a 6-foot clearance for our vehicles,” said Perkins.

There have been a lot of homes sold recently in Lamorinda, which could mean there will be many new residents living in the area. “Heed the Red Flag Warnings!” was Broschard’s advice.

Perkins offered an even more sobering suggestion: “Watch video from the 1991 Oakland Hills fire to get an understanding of the treacherous situation that can occur.”

And did occur.

- Nick Marnell



A 2-acre vegetation fire in Orinda on June 14 was quickly taken care of by MOFD.

Photo Stephen Healy, MOFD

Fireproofing Your Home

Chief Randall Bradley of the Moraga-Orinda Fire District said it clearly: protecting one’s home against fire danger is the responsibility of the homeowner first.

MOFD and other local agencies are comprised of very qualified personnel, but should the conditions



MOFD personnel conduct a fire assessment at a Moraga home.

Photo Sophie Braccini

be right a catastrophic fire could hit our area and Bradley believes we could lose approximately 200 homes. The chief shared lessons based on scientific fire studies conducted in recent years at a public workshop June 10. It is possible, he said, to protect one’s home and increase the odds that it would not be touched if a wildfire strikes Lamorinda.

“There are big flames, medium flames, and flying embers,” explained Bradley. “Big flames burn trees and propagate at the canopy level; that’s not what causes homes to catch fire most of the time. What are more dangerous are the flying embers that can travel from distant fires, can collect where flammable material is piled or can enter attics through unprotected vents and start a fire.” Bradley presented a video of a home in the woods that was retrofitted for fire prevention.

“The first thing is the roof,” he said. Bradley does not like wood shingles, even the treated ones. Why? “They are made of wood,” he said. He recommended a composite roof. The retrofit also included the siding of the house. Vinyl and wood are not great options;

the best product is fiber cement siding. And there are landscaping steps that can be taken so the fire passes over or around the home.

“Monterey pines, oleander, eucalyptus, are very dangerous in a fire situation,” said the chief. He recommended removing them and replacing them with native trees such as oaks. Lower branches should be removed; of course, dead branches and brush as well. Close to the home, the recommendation would be to plant the least flammable vegetation such as grass that’s well watered, fire resistant plants, or pavement. Wood decks, a wood pile, and wood furniture should not be close to the house.

Still unsure? Call MOFD at (925) 258-4525, ext. 524 to arrange for a free assessment of your home. To find a list of fire-resistant plants, visit www.bewaterwise.com/fire02.html or www.theodor-payne.org/plants/fire_resistant.htm.

- Sophie Braccini

...continued on page D6



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Fire Awareness 101

...continued from page D4

Plan Ahead for Emergency Escapes

“Evacuation is dangerous,” said Lamorinda Emergency Preparedness Coordinator Dennis Rein. He cited the 25 deaths caused by the 1991 Oakland/Berkeley Hills fire, and the life-threatening evacuations experienced by Denver residents during the Lower North Fork fire in March to make his point.

Given just minutes to flee your Lamorinda home, what would you do? What would you bring?

First, know that every evacuation will be different “dependent on many factors, such as type of event, prevailing conditions, size of area to be evacuated and time factors,” said Moraga Police Chief Robert Priebe. The key to a successful evacuation is to plan ahead. “You’re only as good as the plans you have in place,” agreed Lafayette’s George Figone, of the Lafayette Emergency Preparedness Commission.

LEPC is re-writing an older city-wide evacuation plan that should be complete by the end of summer. But initial planning “is up to the residents themselves and should apply to any emergency – wildfire evacuation, earthquake, etc.,” Figone said.

Lamorinda Community Emergency Response Team program manager Duncan Seibert suggests residents have two out-of-state contacts to notify in event of an evacuation. Call them before you leave, Seibert said, and call them again when you have relocated. In addition to all-weather clothing and toiletries, evacuees should carry a first aid kit, including medications and prescriptions, baby and pet necessities (including immunization records).

Bring a flashlight, radio and batteries, cell phone or two-way radio, extra batteries, car and house keys, and proof of residency. Carry cash in small bills and change, and keep your car filled with gas. Load a flashdrive with vital documents, and send a copy to your out of state contacts, Seibert said.

Rein recommended the three-pronged approach of wild fire prevention, planning and action found in the YouTube video “Ready, Set, Go!” (<http://www.youtube.com/watch?v=feMlaars9kc>). He also suggested signing up for text or email messages at the county’s Community Warning System: www.cococws.us/getCurrentAlerts.action.

“You can’t plan for every event, but you can get some generalities [in place],” echoed Lafayette Police Chief Eric Christensen. Take the time to run basic “battle drills,” and “spend five minutes thinking about if you got the call,” he urged.

“If you think you should go, go!” said Rein. “And leave early.”

- Cathy Dausman



Online Emergency Preparedness Resources

Today’s electronic media makes it easier than ever to receive timely community warnings of dangers and disasters, both natural and man-made. Residents can subscribe to their city’s Nixle, Twitter or Facebook accounts, and assuming wireless coverage is available, monitor them regularly. Emergency preparedness resources online include:

General emergency preparedness:

www.lamorindacert.org

Fire/wildfire:

- www.readyforwildfire.org
- www.wildlandfirersg.org/
- www.mofd.org/services/emergency-preparedness

Emergency communications (amateur radio) training:

- groupspaces.com/K6ORI/

Town or city-wide electronic notifications:

- moraga-police-department@emails.nixle.com
- lafayette-police-department@emails.nixle.com
- <http://tinyurl.com/l4yjpd>

Contra Costa County Community Warning System (CWS)

www.cococws.us/getCurrentAlerts.action

Twitter accounts:

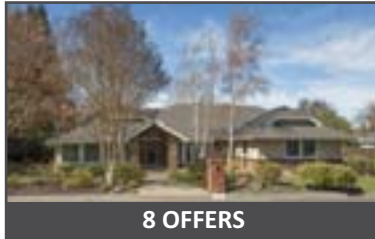
- https://twitter.com/Moraga_OrindaFD
- <https://twitter.com/CityofOrinda>
- <https://twitter.com/lovelafayette>

STILL #1 FOR A REASON

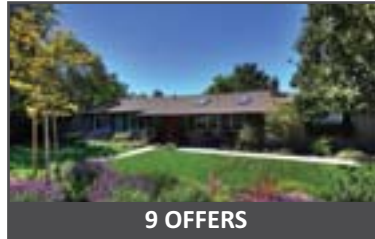


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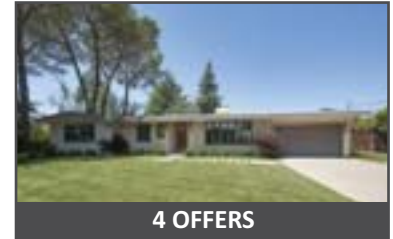
603 Murray Ln, Lafayette



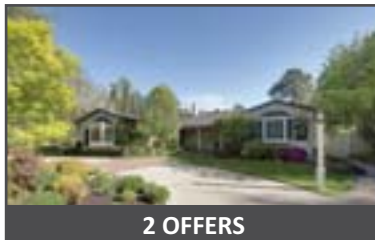
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Selling Lamorinda



314 Draeger Drive, Moraga

Just sold for \$1,175,000 with 2 offers. One-story Rheem Valley Manor home on a cul-de-sac on more than .40 acres, with 5 bedrooms and a 3-car-garage. Great floorplan. Kitchen/family room open to yard with lawn, patio, pool & basketball hoop. Formal living & dining area. Hardwood floors, new paint & carpet.



305 Donald Drive, Moraga

Just sold for \$1,205,000 with 2 offers. Rheem Valley Manor one-story on quiet street with 5 bedrooms and 2.5 baths. Over half acre yard. Living room and formal dining ell. Kitchen open to family room & looking onto yard with large patio. Oversized bedrooms & remodeled master bath. Dual-paned windows, lots of storage.



3554 O'Conner Drive, Lafayette

Just participated. Sold for \$1,187,500. Located in the heart of downtown Lafayette with a huge level yard and 3 bedrooms and 2 full baths. Charming traditional ranch home with spacious living room with wood-beam ceiling and formal dining ell.



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The Home Designer

Summertime, and the Living is Easy

By Brandon Neff



Photos courtesy Brandon Neff Design

A few months ago, I was contacted by a couple to decorate their uninspiring TV room. They wanted my help to create a space to match their dynamic energy and enthusiasm – a place for them and their two daughters to relax and be together. After installing a basic sofa and a ubiquitous recliner, they had given up any further attempts at interior design, but dreamed of a comfortable, inviting room for their young family. Compared to most projects I've worked on, the room was pretty average – it had all the essentials, but it said nothing about the happy family that used it. My first step was to find out what inspired them.

My clients have great personal style, but very little time to create a domestic style. They spoke about an oasis they had been fantasizing about since buying

the house a few years back. Like many of my clients, they had a good idea what they wanted to achieve, but had no idea how to get there. They had pulled piles of tear sheets from shelter magazines along with an iPad's worth of digital images depicting family rooms they coveted. But for more than four years the room betrayed them with uncomfortable seating, drab walls and a rug remnant impersonating an area rug. Following a round of 20 Questions we settled on a goal – to create a bright, functional and colorful space that celebrated their favorite season: summer.

The room had to accommodate several objectives: a place to hold the entire brood for weekly, family movie night; comfortably function as a hub for impromptu gatherings with friends; and serve as a nest to nap during long rainy days. (I think this last re-

quirement applied mainly to the family dog!) Luckily, the space had good bones and generous French doors that opened onto a large, sunny deck.

As I've said many times in this column, I first considered the architecture of the room to help guide the decoration. In this case, the house lent itself to a California coastal style with its clean lines, tailored moldings and hardwood floors – all in all a blank slate, but with a Western exposure that could handle more intense color. Next, in keeping with the summer inspiration, I pitched the idea of citrus brights balanced with cooler, watery shades – a balanced palette of two complimentary colors: tangerine and royal blue. And, to help ground the vivid combo, I suggested adding hues of soothing gray – a great foil for neutralizing stronger colors. We were on our way!

...continued on page D14



Ask Cynthia Brian-Isotoma Reader's Request

Hello Cynthia,

I'm thinking of replacing my ugly barren lawn with fake turf so my kids can play, but read that you like isotoma. How quickly does isotoma grow? Can I just buy a bag of it? Can I plant it this late in the season? Will the kids be able to play on it? Thanks so much for all your help.

Patrick

Hi Patrick:

So happy you emailed me first before buying fake turfgrass. For nature lovers, fake is a no-go! I'd rather encourage readers to replace lawn with wood chips or gravel rather than ever going plastic. Yuck, yuck.

With that admonishment, you will LOVE isotoma, also known as Blue Star Creeper. My lawn is a couple of decades old and whenever I have brown patches, they are filled with isotoma. The secret to any lawn or garden, as I've often written, is the soil. If you augment and amend your soil, the isotoma will spread quickly. Being native to Australia, New Zealand, the West Indies, and the Society Islands, isotoma stays green all year here in our area and blooms consistently until frost. It's super durable and a great lawn substitute plus it is so pretty and very easy to care for. Of course it's a bonus that the tiny blue flowers are stars. I don't know how big your lawn area is, but I suggest you measure, then, call a soil company to deliver a few yards of hero soil. Spread it around your entire lawn and fill in the bare areas with isotoma – it isn't picky about soil. It will grow in neutral, alkaline, or acidic, yet it's always a better idea to start with a rich foundation.

It's not too late to plant as long as you water more as temperatures rise. I plant isotoma all year around and it is evergreen throughout all the seasons. Your kids will love the texture and soft, cushiony feel. Isotoma is almost as rugged as grass but it can take up to a year to get established. Patience is required. Once it's established, your kids can do somersaults, kick balls, and play on it just as they would regular lawn. It works in both sun and shade and is a "no mow" ground cover. Now that is something to shout about!

Many people use isotoma on patios between pavers or on paths between stones, or as a border edging. It really is beautiful and so adaptable to numerous situations. Although you may find isotoma seed, I prefer to buy a few flats, spacing each plant about 12-18 inches apart for a rapid filler. The spread is up to 24 inches. Foliage is a striking deep green sprinkled with glorious light blue stars. My goal is to eventually replace my entire grass lawn with the blue stars of isotoma. That would be true Star Style! Enjoy!

Happy gardening and happy growing!

Cynthia

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Cynthia Brian, The Goddess Gardener

Cynthia@GoddessGardener.com

www.GoddessGardener.com

I am available as a speaker, designer, and consultant.

Cynthia will answer one or more questions every other issue as space allows. Email your comments or questions to

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The Home Designer

...continued from page D12

Lastly, I needed to find a mix of interior styles and patterns to appeal both to the husband's Cuban roots, and the wife's Scandinavian sensibilities – not as easy task. I found common ground in a "collected" mix of motifs and furnishings celebrating their combined love of travel – Moroccan window patterns, Greek geometrics, island chevrons and Danish modern teaks. We employed a mix of custom furniture and a few catalog finds to achieve a "high/low" blend. I even added a few vintage pieces, like the 1960s accent chair I drove back from a Palm Springs scouting trip.

To keep it personal, I had my clients compile a selection of travel photos which I framed in oversized white lacquer and installed as a collective piece of art. We rounded out the look with lengths of linen

draperies, artisan pottery, a mid-century style sunburst mirror made from driftwood and natural woven shades. Everything has a hit of personality, and each element reinforces our "happy chic" vibe. Best of all, everything is durable and will stand the test of this busy family and their napping dog.

By looking to their collective past, my clients have a true family room to enjoy well into the future.

Get the look - Ideas to steal.

For a calm backdrop on walls to anchor brighter hits of color, try Benjamin Moore's Covington Gray or Stonington Gray flat emulsion.

Keep all millwork bright – and fingerprint proof – with Benjamin Moore's Super White in high gloss – most durable and washable.



Photos courtesy Brandon Neff Design



For floors, try a wool flat weave – natural fibers have better color saturation and wear beautifully. Try a rug pad for added comfort.

For upholstery, always look for kiln dried frames with a mix of both down and foam – the perfect combination of firmness and loft. Nothing sits like down.

To keep a large sectional from overwhelming the room, choose a fabric shade similar to the wall color – a simple trick to visually open the space.

Brandon Neff is a Bay Area based Interior Designer. He can be reached at BrandonNeffDesign.com or at brandonneffdesign@yahoo.com.



Lamorinda Home Sales recorded

...continued from Page D2

ORINDA continued...

55 Claremont Avenue, \$850,000, 4 Bdrms, 2100 SqFt, 1950 YrBlt, 5-10-13;

Previous Sale: \$805,000, 11-18-04

50 El Castillo, \$1,235,000, 4 Bdrms, 3025 SqFt, 1979 YrBlt, 5-17-13;

Previous Sale: \$1,230,000, 11-17-06

35 Haciendas Road, \$1,870,000, 5 Bdrms, 3827 SqFt, 1979 YrBlt, 5-17-13;

Previous Sale: \$890,000, 02-05-97

231 Ivy Drive, \$1,210,000, 4 Bdrms, 2170 SqFt, 1954 YrBlt, 5-16-13;

Previous Sale: \$1,103,000, 10-02-08

20 Lind Court, \$970,000, 6 Bdrms, 2873 SqFt, 1960 YrBlt, 5-17-13;

Previous Sale: \$162,000, 09-19-

519 Miner Road, \$3,000,000, 3 Bdrms, 3852 SqFt, 1966 YrBlt, 5-9-13;

Previous Sale: \$500,000, 08-07-86

551 Miner Road, \$1,750,000, 4 Bdrms, 2310 SqFt, 1951 YrBlt, 5-16-13;

Previous Sale: \$800,000, 03-19-99

77 Sleepy Hollow Lane, \$1,250,000, 4 Bdrms, 2601 SqFt, 1951 YrBlt, 5-10-13

25 Southwood Drive, \$700,000, 2 Bdrms, 1130 SqFt, 1938 YrBlt, 5-21-13;

Previous Sale: \$272,500, 03-10-89

15 Sycamore Road, \$1,705,000, 4 Bdrms, 2538 SqFt, 1966 YrBlt, 5-17-13;

Previous Sale: \$360,000, - -

2 Valley View Drive, \$1,575,000, 5 Bdrms, 3297 SqFt, 1940 YrBlt, 5-20-13;

Previous Sale: \$1,300,000, 04-24-09

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- 44 Moneymaking Tips for Preparing Your Home to Sell
- Details on Recent Lamorinda Home Sales

I recommend doing inspections up front, as part of preparations to sell, and to give you the upper hand in negotiations. Mention this ad and get a professional home or pest inspection, before marketing your property, ordered and paid for as soon as you list your home with Troy Feddersen. Offer good thru 7/15/2013.

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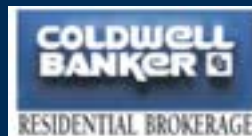
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6 Las Vegas Court

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\$599,000

ORINDA



New Listing

18 Charles Hill Road Classic Old Orinda 1940's stucco home w/tile roof & vintage allure. Elegant living/dining rooms. 3274 sq ft, 5+bd/3.5ba, large rooms, wood trims/moldings. Beautiful knoll setting w/ lawn & patios.

\$1,125,000

ORINDA



New Price

9 Las Piedras Picturesque 6 bedroom private estate in a park like setting. Views, level lawn and recreational pool. Classic custom home with vaulted ceilings, walls of windows, and hardwood floors.

\$1,395,000

ORINDA



New Price

199 Crestview Drive Fab 3400 sf home built in 2006 w/beautiful architectural detail. Gorgeous granite kit opens to expansive family room w/vaulted ceiling, custom fireplace. Outdoor kit, huge level lawn. Private & quiet.

\$1,498,000

ORINDA



29 La Vuelta Custom built contemporary in heart of OCC.

Impressive entry, spacious living & well-appointed kit, walls of windows, master w/private terrace. Au pair quarters w/full kit. Separate office.

\$1,595,000

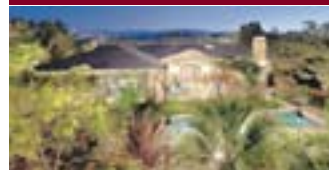
ORINDA



393 Camino Sobrante Elegant 4bd/3.5ba, 3653sf updated custom traditional in country club location. Chef's kitchen/din&fam rm combo; 2nd family room on lower level; large patio w/outdoor kitchen, pool & spa. A showplace!

\$1,999,000

ORINDA



65 La Espiral Updated 4bd/4ba with beautiful custom features & amenities. Very well maintained. Majestic setting, lovely gardens, new pool + views/privacy, fully fenced. Tuscany ambiance, European flair.

\$2,195,000

ORINDA



17 Tappan Lane Vistas across Orinda come alive from all rms of this spacious 4,155 sf w/ 6 bd/4 ba & 2 half ba. High ceilings & light & bright. Perfect for fun in the sun w/yards, decks, pool, & vineyard on 1.15 ac.

\$2,495,000

ORINDA



New Listing

40 Los Altos Your spiritual home to relax in. Prime acreage in Orinda Country Club. 4600+ sf contemporary w/ 5bd/3.5ba, 2+ ac w/tennis court, swimming pool + cabana. Lush landscaping, views of Orinda Hills.

\$3,595,000

ORINDA



33 Dias Dorados OCC prime location historical Spanish Hacienda on 1.67 acre spectacular grounds. Beautifully updated, Grand living areas, wine cellar, library, fabulous master, stylish guest house, 4 car garage.

\$3,950,000

ORINDA



New Listing

92 Sandhill Road Absolutely One-of-a-Kind Bay Area Home w/captivating, sweeping views from every rm. Perched on foremost knoll of the coveted Sandhill enclave. Ideal for active family as well as large scale entertaining.

\$5,800,000

MORAGA



New Listing

30 San Pablo Court Diamond in the Rough! 4bd/2ba home located on wonderful flat yard with large grass area, rock gardens & privacy. "The Bluffs" neighborhood with top rated Moraga & Campolindo schools.

\$849,000

MORAGA



New Listing

1903 Saint Andrews Drive "Stunning One of a Kind", wonderful views & lvl yd, fabulous patios. Quality abounds in this 3+bd/2.5ba, aprx 3424 sf hm. Hdwd flrs, vaulted ceils, gracious hm w/all the amenities of Moraga CC included.

\$1,295,000

LAFAYETTE



New Listing

3381 Hermosa Way Beautiful 5bd/4.5ba, 3839 sf updated custom single-story Craftsman/Ranch style home on level .89 ac. Open floor plan; hdwd flrs; chef's kitchen/din & fam rm; large covered patio; separate guest house.

\$1,899,000

PLEASANT HILL



New Listing

148 Beverly Drive Beautifully renovated two story home. Wood floors, crown molding, granite kit., 5 well appointed bedrooms. Fabulous level yard w/expansive lawn & patio. Side yard for boat or RV. Great family neighborhood.

\$619,000

WALNUT CREEK



New Price

2050 Shell Ridge Trail Northgate Vineyard Estate with Gated 1.08 Acres, Grand main house, gorgeous grounds, guest/ party house with movie theatre, diner style game room + newer salt-water pool, 5-car garage.

\$1,800,000



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